



Knollcrest Tax District

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KNOLLCREST TAX DISTRICT BOARD OF DIRECTORS MEETING WEDNESDAY March 27, 2024

WINDMILL MEETING ROOM 7:30PM

Board in Attendance: M. Fiacco – Treasurer, K. Marotta – Roads Director, T. Keutmann – Beach Director, C. Franklin – President, E. Sears - Marina Director, A. Magoon, Property Maintenance M. Cronk, VP/Water Director, A. Furphy, Water Director

Excused:

Meeting Recorded

Quorum Achieved

Guests (3)

Approval of Minutes

A motion to approve the Board of Directors meeting minutes held January 10, 2024 was made by M. Fiacco, seconded by K. Marotta. 1 Abstained, 7 in favor, motion carried, minutes approved.

Secretary Report

J Gilbert reported on community communications.

We've received a number of communications related to the activity on tax collections efforts generated by the bookkeeper.

A recent email was received advising the board of a safety concern. There is a tree with overhanging branches on south side of Eastview Rd. and is extremely dangerous.

A resident reported that there was an unknown vehicle with passengers that were parked at the Windmill for a long period of time. The resident contacted the NFPD who responded to the call and had the party leave the community. The resident suggested that the board should send a community email advising all residents that they should feel empowered to do the same. A community reminder will be sent.

A resident provided an updated email address, which was corrected in community notices system

A resident wrote to report water and drainage issues on Windmill Road. They also wrote that the tree on the corner of Windmill and Millway is obstructing the view and suggested that it be trimmed or removed. K. Marotta offered to speak to the property owner.

A resident asked for clarification of the activity at the south end of Eastview Rd. that was in the January 2024 minutes. She didn't understand the issue of the access Rd. that was created to Eastview Rd. A response was sent to the resident to clarify the matter.

An email was received from a resident on the north end of Eastview reporting that her garbage cans had been stolen. An additional email was received stating that the garbage company mistakenly removed the cans in error.

A Community Notice email was sent to all residents that included the property restrictions with particular attention to fences and signs.

As a result, a resident asked for clarification of the fence regulation and the board's position on the matter. An email response was sent to the resident stating that the board supported the "No Fence" regulation.

A second email was received related to "Signs" and identified that there is a sign on a property on Windmill Rd. The board will address.

A few emails were received related to the heavy ice on the road on the north side of Eastview Road. Keith addressed each.

While responding to an email regarding back taxes, the resident elaborated on the cost she has incurred related to water issues on Windmill Rd. and the expense incurred to fix the issues on her property resulting from the water run off. K. Marotta responded to the resident.

Treasurer Report

M. Fiacco provided an overview on the tax district account balances including water and marina accounts.

Maura provided an update on the collection efforts of back taxes by our new book keeper. The book keeper has been provided with the information of our current liens and will continue the collection process including legal action where necessary.

Beach Report

T. Keutmann advised that he would like to raise the beach raking fee this year and will be sending the beach raking email.

T. Keutmann made a motion to approve the proposal by Hot Wired Electrical in the amount of \$3099.95 to relocate the electrical panel box from it's current position to the inside of the shed. M. Cronk seconded the motion, all in favor, motion approved.

He also reported that the water slide is estimated to cost \$3,000. Information will be shared with the board members for consideration.

He noted that the black top access to the grass area at the beach needs to be addressed at a future time.

Marina Report

E. Sears reported that the kayaks at the marina will need to be identified. J. Gilbert will send the photo to the community to identify their property.

The grass also needs to be reseeded at the Marina.

He also stated that one of the floats on the main stringer needs to be looked at.

A future project will be the driveway paving.

Property Maintenance

A Magoon will keep a list of issues that need to be addressed by the property maintenance company and asked the board to forward him any issues.

He will send the final contract back to Excel.

Sand removal should be scheduled sometime next month.

Roads

K. Marotta discussed the sand product that the plow vendor used in the community this year. The contract called for washed sand and the product appeared to be mixed with stone. There was also some road damage this year made by the plow.

Road water drainage continues to be an issue. Keith will explore options and will bring it back to the board.

Water

M. Cronk spoke about replacing well 4 which is believed to be the cause of the last water contamination. Well 4 is still offline but does go through the monthly testing process along with the other wells. The new relocation site was identified which is just north of its current location.

The State application is in process and Mark is securing prices to drill a new well.

He also reported on the proactive steps being taken by J. Beers for a future transition plan for electrical work should we need one.

Other

Camaras -

K. Marotta gave an overview of the camera system which is in place and discussed future needs. New technology is being released but the vendor suggested that we wait until the technology is well tested before moving ahead.

Windmill Restoration/Repairs –

The windows in the windmill are leaking/rotting and require replacement. Keith and Tom will secure pricing for all windows and not just those in the meeting room. The roof is also an issue

and requires repairs. We will reinitiate the conversations and will secure proposals so we understand the scope of work.

Adjournment

E. Sears made a motion to adjourn the meeting, T. Keutmann seconded the motion. All in favor, meeting adjourned at 8:45pm